



FOR LEASE
419 S. Broadway
 YONKERS, NY 10705

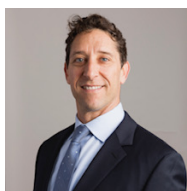


HOULIHAN LAWRENCE
 COMMERCIAL



RETAIL 419
600
 SQFT

\$3,200 / mo + electric
 OFFERED AT



DARREN GORDON

Real Estate Salesperson

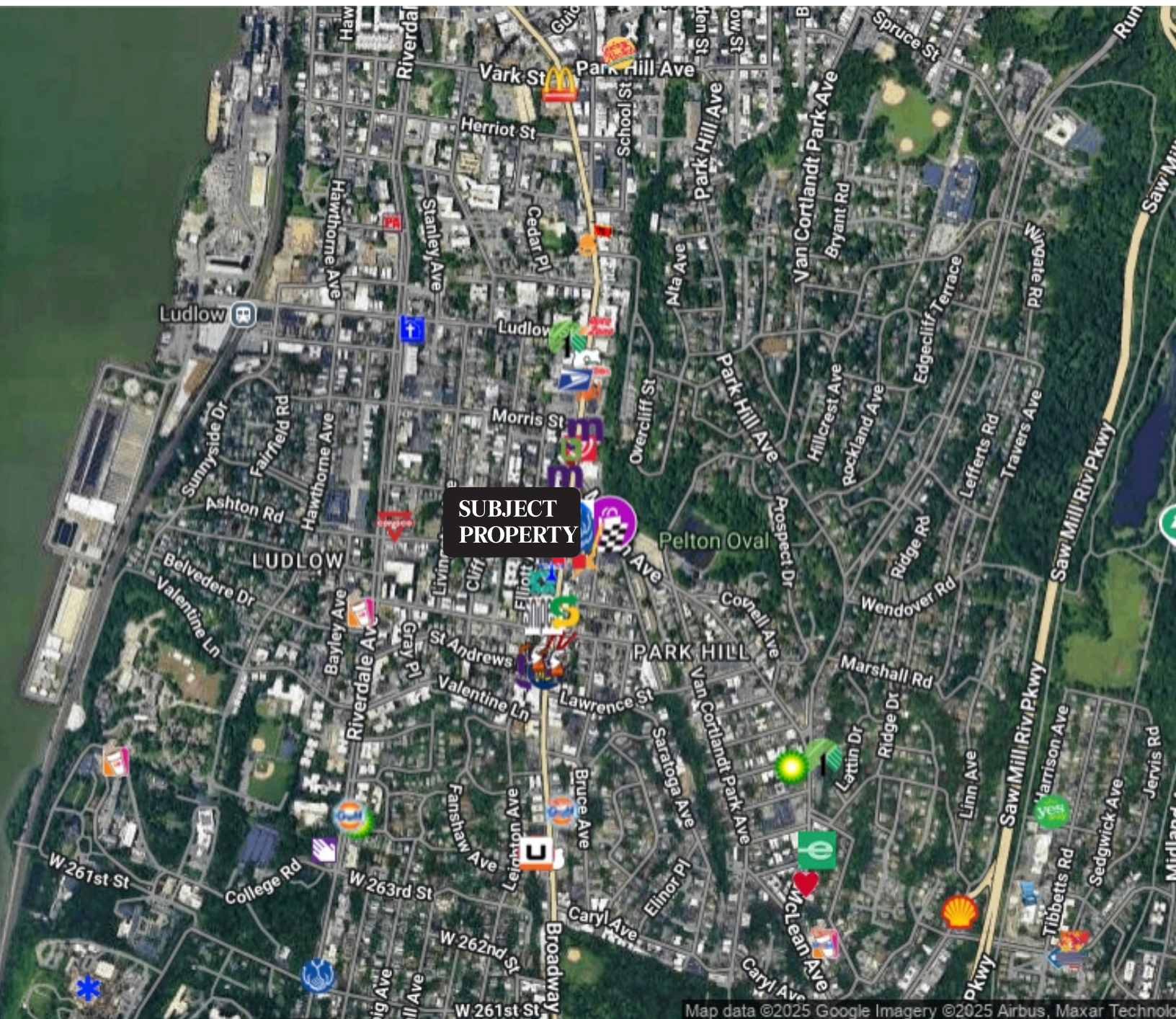
M 917.596.4789 O 914.798.4900
 darrengordon@houlihanlawrence.com

**Centrally Located with Significant Exposure
 on Thriving Retail Strip**

- Two options: 600 SF & 960 SF
- Move in ready
- Immediate Occupancy
- Full Window Frontage and Glass Doors
- Heavy Pedestrian and Vehicle Traffic
- Professionally managed commercial property
- ADA bathrooms

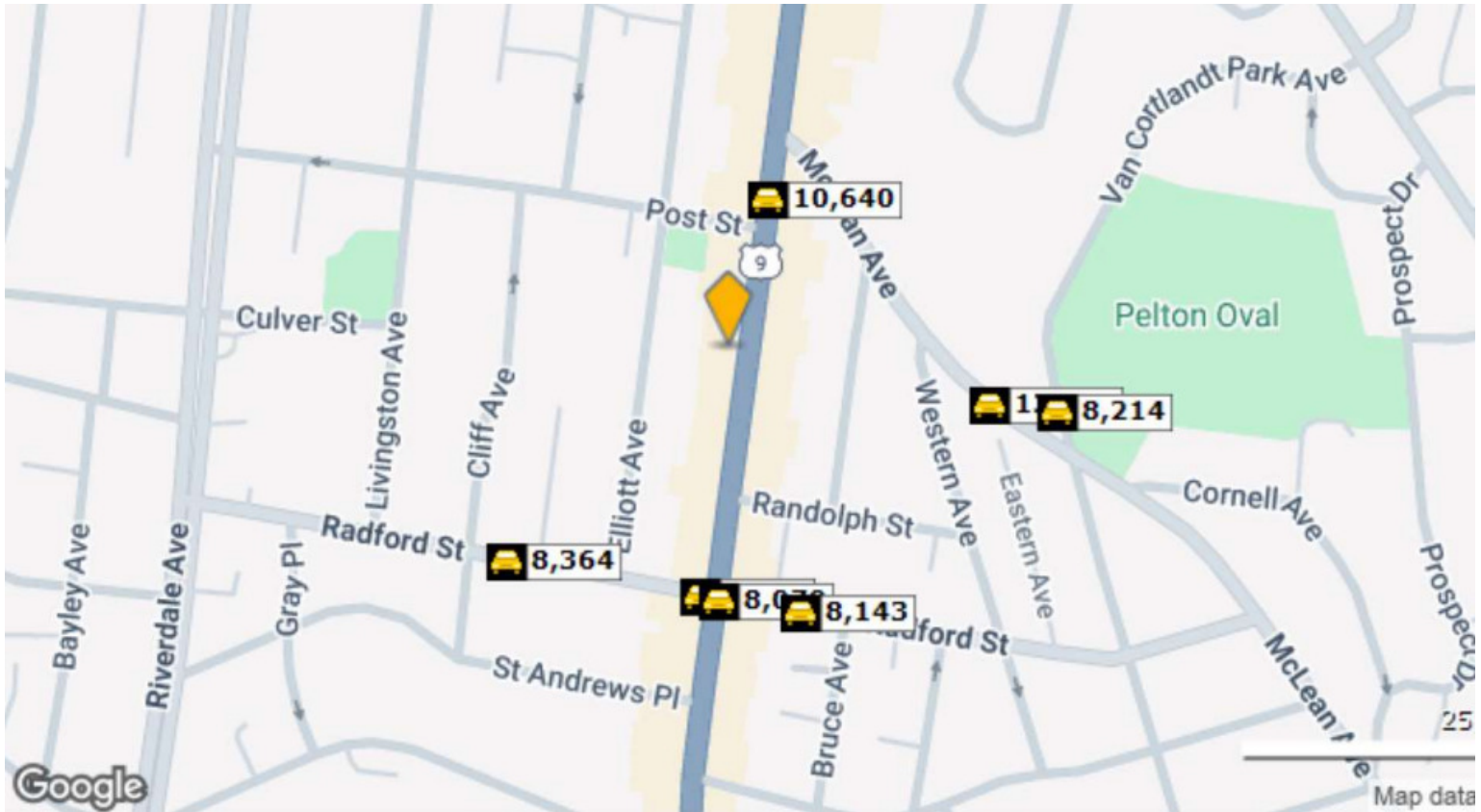


Retail Map



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Traffic Count



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Broadway	Post St	0.02 S	2025	10,640	MPSI	.08
2	Radford St	McLean Ave	0.03 NE	2023	8,621	MPSI	.12
3	Radford Street	McLean Ave	0.03 NE	2025	8,574	MPSI	.12
4	Radford Street	Bruce Ave	0.02 E	2025	8,079	MPSI	.12
5	MCLEAN AVE from SOUTH BROADWAY		0.00	2023	13,606	AADT	.13
6	Radford St	Bruce Ave	0.02 E	2023	8,143	MPSI	.13
7	Radford St	Cliff Ave	0.02 W	2018	7,493	MPSI	.15
8	Radford St	Cliff Ave	0.02 W	2025	8,364	MPSI	.15
9	Van Cortlandt Park Ave	McLean Ave	0.04 N	2023	8,259	MPSI	.16
10	Van Cortlandt Park Avenue	McLean Ave	0.04 N	2025	8,214	MPSI	.16



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